MARION REDEVELOPMENT COMMISSION
MAY 22, 2026
REGULAR MEETING MINUTES

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, May 22, 2026, at 1:30 p.m. to conduct its regular meeting.

1. CALL TO ORDER

Commissioners present: Nick McKinley; Kyren Monteiro; and Bill Gartland

Absent: Darren Reese; Brian Cowgill; and Gabe Delgado

Also present: Redevelopment Director Joe Murphy; Greg Balsano with Baker Tilly; Maxwell Adams with Barnes and Thornburg; Chief of Operations Keen Davis; Controller Dana Gault; Administrative Support Whitney Gilbert; Terry Lee with BCA Environmental Consultants.

2. CONSENT AGENDA

a. Approval of Meeting Minutes – May 08, 2026

b. Approval of Claims

Vice President Nick McKinley entertained a motion to approve the consent agenda.

Motion: Kyren Monteiro Second: Bill Gartland Motion carried unanimously

3. EXECUTIVE DIRECTOR'S REPORT

Executive Director Joe Murphy provided updates on ongoing redevelopment projects throughout the city. He reported that the BW Project received final bond approvals from the City Council and remains on schedule for a September groundbreaking. River Rock Lofts continues to progress on schedule, with construction advancing toward a spring 2027 ribbon-cutting. The Jones Heritage project is also progressing, and a formal project update is expected at the next meeting.
Director Murphy advised that Ballard Field has reached approximately 60% design completion, with budget estimates forthcoming and construction anticipated to begin following the fall soccer season. Updates were also provided on the pedestrian bridge project, skate park development, and South Side Park improvements, all of which continue through the design and planning phases.
Additional updates included pending state grant applications for arts and culture funding and blight elimination funding, both currently under review. Director Murphy also reported that the new fire station project is nearing completion, with furniture and equipment being installed and a ribbon-cutting anticipated later this summer.

4. RESOLUTION NO. 13 – 2026 APPROVING REGIONAL ECONOMIC ACCELERATION & DEVELOPMENT INITIATIVE AGREEMENT WITH RIVER ROCK LOFTS, LCC

Director Murphy presented Resolution No. 13-2026 approving a Regional Economic Acceleration and Development Initiative (READI) Agreement with River Rock Lofts, LLC. He explained that the agreement serves as a supplement to the previously approved project agreement and is necessary to document the transfer of READI 2.0 funds to the developer for eligible project costs. The agreement does not modify the terms of the original project agreement but was requested by the Indiana Economic Development Corporation and regional partners to facilitate reimbursement of grant funds already expended on the project.

Vice President Nick McKinley entertained a motion to approve Resolution 13-2026.

Motion: Bill Gartland Seconded: Kyren Monteiro Motion carried unanimously

5. BCA ENVIRONMENTAL – EPA BROWNFIELD ASSESSMENT GRANT REPORT

Director Murphy introduced Terry Lee of BCA Environmental, the City's consultant for administration of the EPA Brownfield Assessment Grant. Mr. Lee provided an overview of the grant program, explaining that approximately $500,000 is available to fund environmental site assessments for eligible properties throughout the City at no cost to the City, property owners, or developers.
Mr. Lee described the services available through the grant, including Phase I and Phase II environmental assessments, remediation planning, and redevelopment support for properties with actual or perceived environmental contamination concerns. Director Murphy noted that the grant can serve as an economic development tool by assisting with due diligence for redevelopment and acquisition projects and encouraged the Commission to utilize the program when evaluating future projects and properties. The Commission received the report and discussed potential future applications of the grant program.

6. ANY OTHER BUSINESS/ADJOURNMENT

No other business. Vice President Nick McKinley entertained a motion to adjourn.

Motion: Kyren Monteiro Second: Bill Gartland Motion carried unanimously